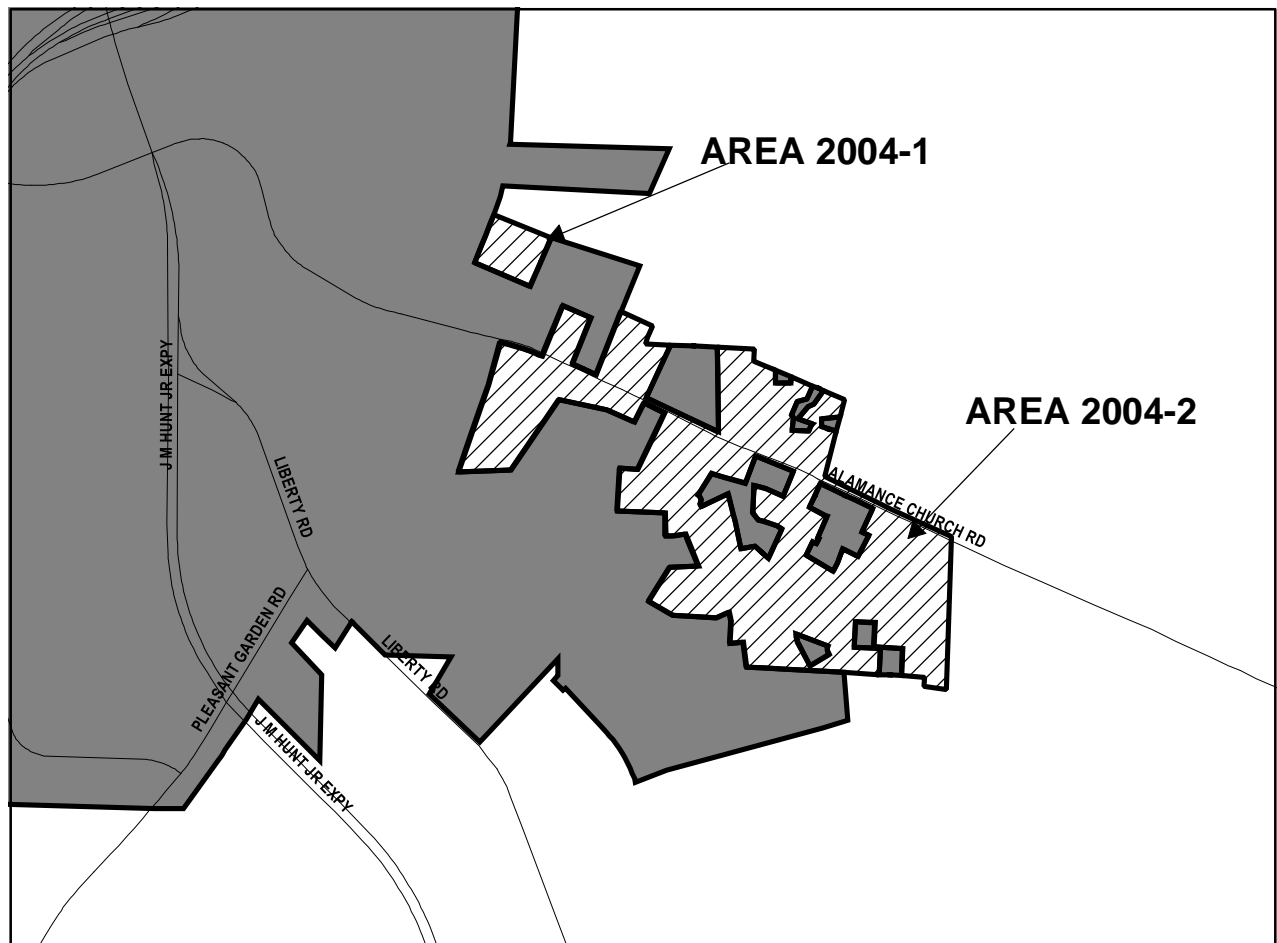


**REPORT ON EXTENSION OF MUNICIPAL SERVICES
INTO AREA 2004-1 AT 2041 WILLOW ROAD AND
AREA 2004-2 ALONG THE NORTH AND SOUTH
SIDES OF ALAMANCE CHURCH ROAD, EAST OF WILLOW ROAD,
PROPOSED FOR ANNEXATION
BY THE CITY OF GREENSBORO**



City of Greensboro
North Carolina
February, 2004

AREAS 1 AND 2
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INTRODUCTION

Pursuant to the authority vested in the City Council of the City of Greensboro by Chapter 160A, Article 4A, Part 3 of the General Statutes of North Carolina, a Resolution of Intent to consider annexation of the area described in this report was adopted by the City Council at its regular meeting held on the 3rd day of February, 2004. A public hearing will be held on the 5th day of April, 2004, on the question of annexation; and notice is being published in accordance with statutory requirements. In addition, a public informational meeting will be held on the 22nd day of March, 2004. The area proposed for annexation was identified in Resolutions of Consideration adopted by the City Council on December 18, 2001, and November 18, 2003.

The North Carolina General Assembly recognizes the extension of municipal boundaries through annexation as a desirable mechanism to promote sound urban development and to assure adequate provision of governmental services. Section 160A-45 of the North Carolina General Statutes contains the following declaration of policy:

1. That sound urban development is essential to the continued economic development of North Carolina;
2. That municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and welfare in areas being intensively used for residential, commercial, industrial, institutional and governmental purposes or in areas undergoing such development;
3. That municipal boundaries should be extended in accordance with legislative standards applicable throughout the state, to include such areas and to provide the high quality of governmental services needed therein for the public health, safety and welfare;
4. That new urban development in and around municipalities having a population of 5,000 or more persons is more scattered than in and around smaller municipalities, and that such larger municipalities have greater difficulty in expanding municipal utility systems and other service facilities to serve such scattered development, so that the legislative standards governing annexation by larger municipalities must take these facts into account if the objectives set forth in this section are to be attained;
5. That areas annexed to municipalities in accordance with such uniform legislative standards should receive the services provided by the annexing municipality in accordance with G.S. 160A-47 (3).

As a prerequisite to annexation, the City is required to prepare a report setting forth, among other items, plans for the extension of each major municipal service to the area proposed to be annexed.

This report has been prepared to fulfill such requirements and includes:

1. General information concerning the areas proposed to be annexed.
2. A statement showing that the areas to be annexed meet the legal requirements and standards prescribed by N.C.G.S. 160A-48.
3. A statement setting forth plans for extending, into the areas proposed to be annexed, each major municipal service performed within the municipality at the time of annexation and the method of financing such services.
4. A map showing the present and proposed boundaries of the municipality. (Exhibits A, B, and C)
5. Legal descriptions of the areas proposed to be annexed. (Exhibits D, E, F, and G)
6. Maps showing the general land use pattern in the areas proposed to be annexed. (Exhibits J and K)
7. Maps showing the present major trunk water mains, sewer interceptors and outfalls, and proposed extensions of these lines as required by N.C.G.S. 160A-47 (3), into the areas proposed to be annexed. (Exhibits L, M, N, and O)
8. A timetable for providing water and sewer lines into the areas proposed to be annexed. (Exhibit P)

PART ONE

GENERAL INFORMATION CONCERNING THE AREAS PROPOSED TO BE ANNEXED

There are two areas proposed for annexation which are contiguous to the present Greensboro city limits. (Exhibits A and B) The annexation areas are described as follows:

Area 2004-1, hereinafter referred to as Area 1, is southeast of the main body of the City of Greensboro and adjoins the City limits on its west, south and east sides. This area lies east of Willow Road, north of Alamance Church Road, and contains the Guilford Health Care Center. The total area consists of approximately 4.8 acres and has an estimated population of 116. (Exhibit B) The area contains approximately 400 feet of paved street.

Area 2004-2, hereinafter referred to as Area 2, is southeast of the main body of the City of Greensboro and adjoins the city limits on its west and south sides. This area lies along the north and south sides of Alamance Church Road, east of Willow Road, and contains the not-yet-annexed portions of Wilpar Estates and Zornbrook Valley subdivisions, a number of other houses, and Neese Country Sausage Company. The total area consists of approximately 133.22 acres and has an estimated population of 209. (Exhibit C) The area contains approximately 10,650 feet of paved streets.

The persons per dwelling unit figures, used to estimate population, are based on the 2000 Federal Decennial Census for this area. The number of dwelling units was determined by a field survey by the Greensboro Planning Department, as were the land uses of all lots within the area. Guilford County Tax Maps, recorded plats, recorded deeds, aerial photographs, and GIS maps were used to determine acreage.

PART TWO

STATEMENT REGARDING COMPLIANCE WITH N.C.G.S. 160A-48

N.C.G.S. 160A-48. Character of area to be annexed.

“(a) A municipal governing board may extend the municipal corporate limits to include any area

- (1) Which meets the general standards of subsection (b), and*
- (2) Every part of which meets the requirements of either subsection (c) or subsection (d).”*

“(b) The total area to be annexed must meet the following standards:

- (1) It must be adjacent or contiguous to the municipality’s boundaries at the time the annexation proceeding is begun, . . .*
- (2) At least one eighth of the aggregate external boundaries of the area must coincide with the municipal boundary.*
- (3) No part of the area shall be included within the boundary of another incorporated municipality.”*

Area 1 is adjacent to the municipal boundary on its western, eastern, and southern sides. The total length of its aggregate external boundaries is approximately 1,845 feet, of which approximately 1,324 feet (71.8 percent) coincides with the primary municipal boundary. No part of it is within another incorporated municipality.

Area 2 is adjacent to the primary municipal boundary on its western and southern sides. In addition, portions of its external boundary are adjacent to five satellite annexation areas and it surrounds another three satellite annexation areas. The annexation of Area 2 would convert all eight of these satellite annexations into areas falling within the primary corporate limits. The total length of its aggregate external boundaries is approximately 22,283 feet, of which approximately 10,976 feet (49.3 percent) coincides with the primary municipal boundary and approximately 5,461 feet (24.5 percent) coincides with satellite municipal boundaries, for a total of approximately 16,437 feet (73.8 percent) coinciding with the municipal boundary. No part of it is within another incorporated municipality.

“(c) Part or all of the area to be annexed must be developed for urban purposes at the time of approval of the report provided for in G.S. 160A-47. Area of streets and street rights-of-way shall not be used to determine total acreage under this section. An area developed for urban purposes is defined as an any area which meets any of the following standards:

- (1) Has a total resident population equal to at least two and three-tenths persons for each acre of land included within its boundaries; or*

- (2) *Has a total resident population equal to at least one person for each acre of land included within its boundaries, and is subdivided into lots and tracts such that at least sixty percent (60%) of the total acreage consists of lots and tracts three acres or less in size and such that at least sixty-five percent (65%) of the total number of lots and tracts are one acre or less in size; or*
- (3) *Is so developed that at least sixty percent (60%) of the total number of lots and tracts in the area at the time of annexation are used for residential, commercial, industrial, institutional or governmental purposes, and is subdivided into lots and tracts such that at least sixty percent (60%) of the total acreage, not counting the acreage used at the time of annexation for commercial, industrial, governmental or institutional purposes, consists of lots and tracts three acres or less in size. For purposes of this section, a lot or tract shall not be considered in use for a commercial, industrial, institutional, or governmental purpose if the lot or tract is used only temporarily, occasionally, or on an incidental and insubstantial basis in relation to the size and character of the lot or tract. For purposes of this section, acreage in use for commercial, industrial, institutional, or governmental purposes shall include acreage actually occupied by buildings or other man-made structures together with all areas that are reasonably necessary and appurtenant to such facilities for purposes of parking, storage, ingress and egress, utilities, buffering, and other ancillary services and facilities; or*
- (4) *Is the entire area of any county water and sewer district created under G.S. 162A-86(b1), but this subdivision only applies to annexation by a municipality if that:*
 - a. Municipality has provided in a contract with that district that the area is developed for urban purposes; and*
 - b. Contract provides for the municipality to operate the sewer system of that county water and sewer district;**provided that the special categorization provided by this subdivision only applies if the municipality is annexing in one proceeding the entire territory of the district not already within the corporate limits of a municipality; or*
- (5) *Is so developed that, at the time of the approval of the annexation report, all tracts in the area to be annexed are used for commercial, industrial, governmental, or institutional purposes.”*

Area 1 qualifies under subsection (1) above because it has a resident population of 116 persons and an area of 4.80 acres, equaling 24.17 persons for each acre of land included within its boundaries. It also qualifies under subsection (5) above because it consists of one tract occupied by Guilford Health Care Center, an institutional use.

Area 2 is made up of three subareas (see the subarea map at Exhibit H). Subarea 2A, 16.80 acres in size, consists of one tract owned by Mt. Zion Baptist Church and used for institutional purposes. Therefore, it qualifies under subsection (5) above. Subarea 2B, 12.12 acres in size, consists of one tract owned by Neese Country Sausage Company and used for industrial purposes, together with the Alamance Church Road right-of-way in front of that tract. Therefore, it qualifies under subsection (5) above. Subarea 2C, 104.30 acres in size, consists of all the rest of Area 2 and contains all the population in Area 2. It qualifies under subsection (3) above because 87.6 percent of its lots and tracts (85 of its total of 97 lots and tracts) are used for residential, commercial, industrial, institutional or governmental purposes, and 88.4 percent (76.10 acres out of 86.05 acres) of its total acreage, not counting the acreage used at the time of annexation for commercial, industrial, governmental or institutional purposes, consists of lots and tracts three acres or less in size.

“(e) In fixing new municipal boundaries, a municipal governing board shall use recorded property lines and streets as boundaries. Some or all of the boundaries of a county water and sewer district may also be used when the entire district not already within the corporate limits of a municipality is being annexed.”

Area 1 uses a recorded property line to fix the new municipal boundary.

Area 2 uses recorded property lines and street right-of-way lines to fix the new municipal boundary.

PART THREE

PLANS FOR EXTENDING MUNICIPAL SERVICES INTO THE AREAS PROPOSED TO BE ANNEXED

The annexation proposed herein necessitates a plan for providing and extending municipal services to the areas proposed to be annexed on the effective date of annexation, or as otherwise provided by the General Statutes, on substantially the same basis and in the same manner as such services are provided within the rest of the municipality at the time of annexation. City department and division heads have outlined the method for extending services to the areas proposed to be annexed in compliance with these standards. The method for extending services is as follows:

ENGINEERING AND INSPECTIONS

The services of the Engineering and Inspections Department will be extended into the areas proposed to be annexed as outlined below.

- A. Building Inspections - The Inspections Division will provide electrical, heating, plumbing, building, and minimum housing inspections to all parts of the areas proposed to be annexed. These services will be provided using existing personnel and equipment. Building Inspections is financed by appropriations from the General Fund, and is partially offset by permit fees.
- B. Engineering - Topographic maps have already been secured for these areas. Precise control surveys by State and City forces have been made through these areas in anticipation of future annexation. With this preliminary engineering completed, the City will be able to handle all necessary engineering work with presently budgeted forces. Engineering is financed by appropriations from the General Fund.

ENVIRONMENTAL SERVICES

The services of the Environmental Services Department will be extended into the areas proposed to be annexed as outlined below.

Solid Waste - Normal residential refuse collection will be provided, which includes garbage, recyclables, yard waste, and bulk trash collection service to residents in these areas once per week at the curb, which is the policy in the existing city limits. Additional resources are requested to provide these services. Cart delivery/repair, account management, dispatching, and waste inspection service can be provided without additional resources.

Dumpster service will be offered to commercial users who request it, on the same basis as is the policy within the existing city limits, which is up to two times per week if needed. Commercial service includes recycling if requested by the customer. Bulk and yard waste service will be provided to the group housings, even if commercial service is not requested.

To service residential customers and yard waste and bulk for the group housing, approximately .44 FTE (full time equivalency) will be needed to manage waste in the annexed areas, with a first year cost of \$80,593 and an on-going annual cost of \$34,368. This includes personnel, vehicle, and other operational costs. Any commercial service request needs for garbage and recycling have not been taken into consideration, as they remain unknown at this time.

Solid Waste services are financed through the Solid Waste Management Fund and the City's General Fund, with a current residential user fee rate of \$5 per month, per household, to support residential collection and disposal operations.

WATER RESOURCES DEPARTMENT

The services of the Water Resources Department will be extended into the areas proposed to be annexed as outline below.

- A. City Water Service - Water service will be provided in accordance with City ordinances and policies applicable at the time extensions are made. Preparation of any required plans and specifications will begin prior to the effective date of annexation. All major water trunk lines needed to serve these areas are already in place and are identified in Exhibits L and N.

If the owner of an occupied dwelling unit or an operating commercial or industrial property, using a form provided by the City, files a petition received by the City Clerk no later than 5 days after the public hearing (because 5 days after the Monday April 5, 2004 public hearing is a Saturday, the City will receive such petitions through Monday April 12), the City will provide for the extension of a water line to the property or to a point on a public street or road right-of-way adjacent to the property according to the financial policies in effect. The City will amend this report and plan for services to reflect and accommodate such requests at the time of adoption of the Annexation Ordinance. Construction on any new lines required under N.C.G.S. 160A-47 (3) (b) will be completed within two years of the effective date of annexation. (See Exhibit P for timetable.)

All other requests for water service to properties in these areas after annexation will be handled on the same basis as is now used in the existing city. Service is extended upon receipt of a petition from more than 50 percent of the number of property owners on a street, who collectively own more than 50 percent of the property frontage on the street. The City Council may also extend services, without such a petition, on the basis of public necessity. In either case each adjoining property owner is assessed based on the property's frontage and the current rate of assessment.

The cost of installation for any petitioned lines in accordance with N.C.G.S. 160A-47 (3) (b) will be financed by appropriations from the water construction account in

the Water and Sewer Operating Fund. Assessments levied for these lines will be used to pay a portion of the cost of the lines, with the difference between cost of installation of lines and cost assessed being made up from revenues from water and sewer charges. All major water lines are in place to serve these areas; therefore, there is no cost for extending major water lines. Because most properties already have water service, there is no increase in operating cost. However, revenues will be reduced because of the elimination of double rates when these areas are annexed.

- B. City Sewer Services - City sewer service will be provided in accordance with City ordinances and policies applicable at the time extensions are made. Preparation of any required plans and specifications will begin prior to the effective date of annexation. All major sewer lines needed to serve these areas are already in place and are identified in Exhibits M and O.

Petitions and requests for the extension of sewer lines will be handled in a manner identical to that described above for water lines. Construction of any new sewer lines will follow the same timetable and procedures as for water lines, and the sewer assessment rate will be based on the current rate in effect.

The cost of installation for any petitioned lines in accordance with N.C.G.S. 160A-47 (3) (b) will be financed by appropriations from the sewer construction account in the Water and Sewer Operating Fund. Assessments levied for these lines will be used to pay a portion of the cost of the lines, with the difference between cost of installation of the lines and cost assessed being made up from revenues from water and sewer charges. All major sewer lines are in place to serve these areas; therefore, there is no cost for extending major sewer lines. Because most properties already have sewer service, there is no increase in operating costs. However, revenues will be reduced because of the elimination of double rates when these areas are annexed. (See Exhibit P for timetable.)

- C. Storm Water Management - The City's Stormwater Management Utility will extend stormwater services into the proposed annexation areas. These services will include the repair and maintenance of stormwater conveyance structures such as street shoulders, catch basins, drainage pipes, culverts, and open channels that convey public runoff. Storm system operation, maintenance, and construction services are provided by the City's Transportation Department and funded by the Stormwater Utility. The Stormwater Management Division administers the Stormwater Utility within the Water Resources Department and will provide surface water quality, drainage master planning, public education and outreach, and capital improvement program services in the annexation areas. Stormwater utility fees, based on the principle of impervious area, will defray the costs of providing public stormwater services for the annexed areas. The costs of these services will be defrayed by stormwater utility fees, estimated to be \$22,356.

TRANSPORTATION SERVICES

Transportation services will be extended into the areas proposed for annexation as outlined below. These services will be extended in accordance with existing policies applicable within the existing corporate limits. Transportation services include street lighting, street name signs, traffic control devices, street resurfacing and maintenance, leaf collection, street cleaning, stormwater maintenance, sidewalk construction, snow removal, and transit services. Annual costs for providing these services have been estimated and are provided below. A brief description of these services and their associated costs are listed below. These costs will be financed from the General Fund, Powell Bill Fund, Transit Fund, Stormwater Utility Fund, and reimbursement by the State.

- A. Street Lighting** – Where warranted, street lights are installed along roadways to enhance traffic safety and operations. Generally, existing policy calls for the installation of 27,500 lumen lights at approximately 200 foot spacings. The cost for providing this service is estimated to be \$3,200 for proposed installations.
- B. Street Name Signs and Traffic Control Devices** – Street name signs and other traffic control devices will be installed or upgraded at all intersections within the areas proposed for annexation in accordance with present policies. At least one street name sign is installed at every intersection and at least two at major intersections or where medians exist. Other regulatory and warning signs, pavement markings, traffic signals, and channelization devices will be installed or upgraded in accordance with present policy and the Manual on Uniform Traffic Control Devices. The total annual estimated costs for installing and maintaining the devices in these areas is estimated to be \$3,500 for the first year and \$1,400 annually thereafter.
- C. Street Resurfacing and Maintenance** – The normal maintenance of public streets includes pavement repairs, concrete curb and gutter/sidewalk repair, and shoulder and side ditch maintenance and will occur as conditions warrant. All public streets within each annexed area will be evaluated on a two-year cycle and will be resurfaced in accordance with the existing policies covering streets inside the city. The estimated costs for providing these services is \$18,850.
- D. Street Cleaning, Leaf Collection, and Stormwater Maintenance** - Street cleaning services, including sweeping, flushing, and litter collection, will be delivered to the annexation areas in accordance to present policies. In addition, loose leaf collection will be provided using the same procedures currently used city-wide. Maintenance to stormwater infrastructure, both open and closed systems, will take place in accordance with normal policies and as conditions warrant. Estimated costs for providing these services is \$3,900.
- E. Transit Services** – Transit services would be provided to the annexation areas in accordance with existing policies. More specifically, the annexation areas would be subject to the GTA process for requests for new services, and subsequent, adoption by the GTA Board. Consideration of new service(s) includes review of safety issues concerning the request, the feasibility of the new service request given current scheduling, vehicle availability and the effect the new service request may have on existing services.

Implementation of new service requests would be contingent upon service priorities as determined by the GTA Board, the operating costs to provide the service and funding. Funding will be provided by revenues generated from the two cents of the property tax rate dedicated to transit (estimated to be \$4,268.85 from these annexation areas), one-half of the vehicle license tax (estimated to be \$1,259.62 from these annexation areas), user fees, and Federal and State subsidies.

F. Sidewalk Construction- Sidewalk installation shall be made available along public streets to all areas in accordance with existing City policies. Estimated costs for providing sidewalk design, rights-of-way, and construction is estimated to be \$11,250.

G. Snow and Ice Removal – Snow and ice removal services shall be provided on those public streets within each area to be annexed in accordance with existing policies. These streets have been reviewed and will be assigned to a bare pavement route as a Priority 1 or 2 facility, or designated otherwise, and will be treated as conditions warrant. Costs for Snow and Ice Removal services is estimated to be \$300 annually.

FIRE PROTECTION SERVICES

The Fire Department provides the property owners of Greensboro with a high level of fire prevention, suppression, hazardous material, emergency medical, and technical rescue services. The department maintains standards consistent with the recommendations of the Insurance Services Office, Commission on Fire Accreditation International, and other industry standards. The City enjoys an insurance rating of 1, one of only thirty in the U.S., which is most advantageous to property owners. The Greensboro Fire Department is one of only three internationally to achieve both a Class 1 rating by the Insurance Services Office and Accredited Agency status by the Commission on Fire Accreditation International.

It is the policy of the City to respond to structural fires with at least two pumper companies, one ladder company, one rescue company and one chief officer, with a response time of six minutes or less 80% of the time measured from answering the 911 call and until arrival at the scene. Minimum staffing provides at least 16 personnel on initial response. In order to provide substantially the same level of fire protection for the areas proposed to be annexed, the following plans are proposed for extending fire protection services into the areas.

The areas to be annexed lie outside the normal standard of coverage area from existing city fire stations. The City has plans for a new station that will allow for the same level of service as is provided in other areas of the existing corporate limits. The cost of operating the new station is in the existing capital improvement budget. The City plans to enter into a contractual agreement with Alamance Fire District to provide first responder supplemental fire protection, in accordance with N.C.G.S. 160A-49.1. In addition, the City will comply with N.C.G.S. 160A-49.2 dealing with assumption of Fire Department debt. The cost for contract(s) would be financed by appropriations from the General Fund, and it is estimated to be \$7,895 per year. A copy of the Impact Statement on rural fire departments as required in N.C.G.S. 160A-47 (4) is contained in Part Four of this report.

Properties in the areas to be annexed, and where the municipal department will have fire code jurisdiction, will generate 76.65 hours of annual inspection activities at a cost of \$3,506. This represents the equivalent of .04 FTE.

POLICE PROTECTION SERVICES

The Greensboro Police Department (GPD) received from the Guilford County Sheriff's Office a list of relevant law enforcement calls for service (CFS) in the annexation areas over the twelve month period 11/19/02 – 11/18/03. The Guilford County calls were matched to corresponding call types handled by the GPD. For traffic accidents, an estimate of the expected number of accidents was developed based on the areas' roadway miles. The GPD calculated an average amount of time currently spent on each call type by its own personnel and applied this data to the CFS information supplied by the Guilford Sheriff's Office. This allowed the GPD to calculate an expected workload for the annexation areas based on actual calls and current GPD service times. The GPD then compared this workload estimate to available staff time to determine the appropriate number of positions to handle the expected CFS.

Based upon this analysis, it was determined that this service can be provided by allocating 0.15 FTE employees at an estimated cost of \$7,826.46. Police protection is financed by appropriations from the General Fund.

LIBRARY SERVICES

The City of Greensboro Library is recognized as the official Guilford County Library. Therefore, library services are already available to all residents of Greensboro and Guilford County (including the proposed annexation areas) through the new Main Library on North Church Street; branch libraries on Florida Street, Benjamin Parkway, Church Street, Dolley Madison Road, Phillips Avenue, and South Benbow Road; two new libraries currently under construction; and a mobile library. Library services are financed by appropriations from the General Fund.

PARKS AND RECREATION SERVICES

The Parks and Recreation Department operates or maintains parks, open spaces, and beautification areas comprised of 3,000+ acres. Included are neighborhood parks and special regional parks such as Hagan-Stone Park, Country Park, Bryan Park, Hester Park, Barber Park, Jaycee Park, Tannenbaum Park, Greensboro Arboretum, the Bog Garden, Bur-Mil Park, and three City Lakes which have aquatic activities. These facilities are major complements to the entire park system.

The Department also operates a number of special facilities including the Bicentennial Garden; the Boxing Club located at Lindley Recreation Center; four golf courses; the Arts Center; eight swimming pools, three of which are indoor pools; over 100 tennis courts; Camp Joy, which is a special area for the mentally and physically challenged; and other types of facilities such as playgrounds and recreation centers. There are currently twelve full-time recreation centers and one part-time recreation center operated by the Department. These Parks and Recreation services are already available to all residents of the City of Greensboro and Guilford County (including the

proposed annexation areas). As future population growth occurs within the present city limits and within annexation areas, the Department will continue to analyze these areas and other areas already in the city and include any recreation center or parkland request in subsequent Capital Improvement Program budgets as appropriate.

In addition, street right-of-way mowing and landscaping beautification operations will be provided. Mowing on the present streets in the annexation area will require 0.16 FTE and equipment totaling \$12,620.51.

PLANNING

The Planning Department will undertake a zoning study in light of the policies established for these areas in the Greensboro Comprehensive Plan, review the zoning regulations of Guilford County which currently apply, and conduct public hearings on the establishment of City of Greensboro zoning districts in the area proposed to be annexed. The Planning Department will provide general planning, zoning, and subdivision services, as well as zoning enforcement and sign ordinance enforcement, to the area on the same basis as provided within the existing corporate limits. These services can be provided using existing resources. Planning is financed by appropriations from the General Fund.

HOUSING

The City of Greensboro has established a Housing Partnership Revolving Fund. This fund provides resources to fund low and moderate income housing initiatives including grant/loan programs, construction/renovation projects, and cooperative efforts with private and not-for-profit organizations. Currently, City Council allocates an amount equal to one cent of the property tax rate to fund the Housing Partnership Revolving Fund. Based upon the tax valuation in the area proposed for annexation, it is estimated that \$2,134.42 will be generated for use by the City for housing needs.

OTHER MUNICIPAL SERVICES

All other municipal services and all other municipal rights and privileges will become available to the areas immediately upon annexation.

METHOD OF FINANCING

Project Cost - Services to the proposed annexation areas will be financed by appropriations from the City of Greensboro operating budgets or special City funds. The special funds that will be used to provide City services include the Street and Sidewalk Construction Fund, Powell Bill Fund, Storm Water Fund, Solid Waste Management Fund, Transit Fund, and Water and Sewer Fund.

The projected costs for the first full year of the annexation for these areas based on the service provision section of this report are as follows:

TABLE I
PROJECTED FIRST-YEAR COSTS

		Total Expenditures		
		Operating	Capital	Total
General Fund				
	Engineering & Inspections	\$ -	\$ -	\$ -
	Solid Waste	\$ 42,589.50	\$ 38,003.10	\$ 80,592.60
	Transportation	\$ 41,000.00	\$ -	\$ 41,000.00
	Fire Protection	\$ 10,765.76	\$ 635.24	\$ 11,401.00
	Police Protection	\$ 7,826.46	\$ -	\$ 7,826.46
	Library	\$ -	\$ -	\$ -
	Parks & Recreation	\$ 6,878.32	\$ 5,742.19	\$ 12,620.51
	Planning	\$ -	\$ -	\$ -
		\$ 109,060.04	\$ 44,380.53	\$ 153,440.57
Housing Fund				
	Housing	\$ 2,134.42	\$ -	\$ 2,134.42
Water Resources Fund				
	Water Resources	\$ -	\$ -	\$ -
Stormwater Fund				
	Storm Water	\$ 22,356.00	\$ -	\$ 22,356.00
Transit Fund				
	Transit	\$ 5,528.47	\$ -	\$ 5,528.47
Total All Funds		\$ 139,078.93	\$ 44,380.53	\$ 183,459.46

Projected Revenue - The City of Greensboro will have revenue available during the 2004-2005 budget year generated from ad valorem taxes. Based upon the 2003-2004 appraised value of approximately \$21,614,421 in the annexation areas, and the current tax rate of \$0.6175 per \$100 valuation, approximately \$131,801 would be generated in revenue to the City.

Other revenues which will be affected due to annexation include Sales Tax, Privilege Licenses, Powell Bill, Vehicle License Tax, Solid Waste fees, Household Hazardous Waste fees, and Storm Water fees. (See Table II). The total revenue projected for the first year is \$206,662.44. The approximate revenues from the above sources are as follows:

TABLE II**PROJECTED ANNUAL REVENUES FROM ANNEXATION AREAS**

		Total Revenues
General Fund		
	Ad Valorem Tax	\$ 125,397.41
	Sales Tax	\$ 30,066.71
	Powell Bill	\$ 10,175.48
	Privilege License Tax	\$ 2,200.00
	Vehicle License Tax	\$ 1,259.62
	Utility, Natural Gas, Telecomm. Taxes	\$ 17,170.37
	Beer and Wine Tax	\$ 1,362.36
	Solid Waste	\$ 5,313.60
	Solid Waste Revenue Loss	\$ (2,952.00)
		\$ 189,993.55
Housing Fund		
	Ad Valorem Tax	\$ 2,134.42
Water Resources Fund		
	Water Resources Revenue Loss	\$ (13,350.00)
Stormwater Fund		
	Storm Water Fees	\$ 22,356.00
Transit Fund		
	Ad Valorem Tax	\$ 4,268.85
	Vehicle License Tax	\$ 1,259.62
		\$ 5,528.47
	Total All Funds	\$ 206,662.44

The following methods were used to estimate revenues within the annexation areas:

1. Ad Valorem Taxes were estimated by using Guilford County Tax Map, Block and Parcel identification numbers and property owners' names to estimate the total real property valuation as of November 2003. The total value of non-real property (e.g., personal property and registered motor vehicle valuation) was estimated to be 23% of the real property values – a number provided by the Guilford County Tax Department and based on the current relationship of real to non-real property countywide. The gross Ad Valorem Tax revenue levy was then estimated by using the current tax rate of \$0.6175 per \$100 valuation. An estimated collection rate was applied to the gross levy to calculate the expected amount of Ad Valorem revenue the City will actually receive.
2. Sales Tax revenues were based on expected countywide sales tax receipts and a projected state distribution formula for the proceeds that is based on the Ad Valorem levies of Guilford County and area municipalities. Because the annexations will not be effective until June 30, 2004 and the Ad Valorem distribution formula for a particular year is based upon the previous year's tax levy (i.e., the distribution for FY 2004-2005 will be based upon the Ad Valorem levies for FY 2003-2004 as adopted on July 1, 2003), the City will not receive additional sales tax revenues in FY 2004-2005 as a result of these annexations. The revenues included in the table above represent an estimate of the amount the City may expect to receive, based on the current tax levies, beginning in FY 2005-2006.
3. The Powell Bill (gasoline tax) revenue was estimated according to the statewide formula which distributes this revenue on the basis of population and City Street mileage. The 2003 distribution to the City was on the basis of \$21.28 per capita and \$1,557.47 per mile.
4. Privilege License revenues were estimated by the City's Finance Department using a list of businesses in the annexation areas. Businesses in these areas were classified and potential license fees were estimated.
5. Vehicle License revenues were estimated based on a projected number of vehicles in the annexation areas and a per vehicle fee of \$10.
6. Utility, Natural Gas, Telecommunications, and Beer and Wine Taxes were estimated based on the current amount of revenue received per capita in the City of Greensboro. These per capita revenue amounts were applied to the population in the annexation areas to calculate expected revenues.
7. Solid Waste revenues, including Household Hazardous Waste charges, were projected by the Environmental Services Department using estimates of the number of individual collections that will be made. The estimate was based on a charge of \$5 per month for collection fees and \$0.40 per month per single family home for Household Hazardous Waste.

Upon annexation, the City will assume the responsibility for collection services in some areas that are now handled by private companies that pay to use the City's landfill. An

estimate of the reduction in private hauler revenues that will occur as the City begins to provide the service is included in the chart above.

8. Housing Fund revenues are based on the amount of property tax revenue that is expected to be generated in the annexation areas from one cent of the property tax rate (the City Council's current allocation to the Housing Partnership Revolving Fund).
9. The Water Resources revenue loss was estimated based on the expected usage of properties in the annexation areas and the reduction from non-City to City rates currently charged to customers outside city limits.
10. Stormwater Utility fees were estimated by the Stormwater Management Division based on the amount of impervious surface area in the annexation areas.
11. Transit Revenues are based on the amount of property tax revenue that is expected to be generated in the annexation areas from two cents of the property tax rate plus one-half of the revenue generated from the Vehicle License fee.

The above-estimated revenues, together with revenues from the General Fund and Street and Sidewalk Construction Fund, will provide adequate revenues for necessary municipal services, including capital expenditures, on a basis commensurate with the level of services provided in the existing corporate limits.

SUMMARY AND SCHEDULE

Each major municipal service now provided within the city limits will be extended into the areas to be annexed on substantially the same basis and in the same manner as now provided inside the city limits. In addition, all other municipal services and all municipal rights and privileges will be available. The following schedule will be met:

Fire Protection.....	On date of annexation
Police Protection.....	On date of annexation
Engineering and Inspections.....	On date of annexation
Environmental Service.....	On date of annexation
Water and Sewer Service.....	Construction completed within 24 months of annexation on lines required by N.C.G.S. 160A-47 (3) (b). Other property-serving lines upon petition of owners or public necessity as ordered by City Council.
Transportation.....	On date of annexation
Parks and Recreation.....	Already available
Library Service.....	Already available

Planning.....	On date of annexation
Housing.....	On date of annexation
Other Municipal Services, Rights, and Privileges.....	On date of annexation

PART FOUR

STATEMENT OF THE IMPACT OF THE ANNEXATIONS ON RURAL FIRE DEPARTMENTS PROVIDING SERVICE IN THE AREAS BEING ANNEXED AND ON FIRE PROTECTION IN THE AREA BEING ANNEXED

The areas being annexed by the City of Greensboro are located in the Alamance Fire District. The areas being annexed are mostly residential with some institutional and industrial. The population of the areas is 325 persons. The following information is based upon data submitted by the Alamance Fire District.

A complete impact statement as required by N.C.G.S 160A-47 (4) is as follows:

1. The Alamance Fire District is a rural fire protection district (N.C.G.S. 69-25).
2. The 2003 - 2004 FY (fiscal year) fire tax levy is \$0.05 per \$100 assessed valuation.
3. The 2003 - 2004 FY total assessed valuation is \$678,076,450.
4. The 2003 - 2004 FY fire tax anticipated revenue based upon the assessed valuation stated above and other taxes is \$495,276.
5. The reduction in the area of the fire district is approximately 2.5%.
6. The reduction in the population of the fire district is approximately 325 - 4%.
7. The reduction in the revenue of the rural fire department expressed in terms of dollars and the percentage which the reduction in dollars bears to the total annual revenue of the department for the fiscal year 2003 – 2004 would be approximately \$15,787 – 3.2%.
8. Capital Assets as of 01-01-04
 - Building(s) and Land - \$300,000
 - Apparatus and Equipment - \$2,600,000
9. Capital Liabilities as of 01-01-04
 - Building(s) and Land - Amount of Loan - \$0
 - Apparatus and Equipment - Amount of Loan - \$400,000
10. The rural fire department employs 10 full-time personnel, 3 of whom have been employed full-time for more than two years, with an annual salary as of 01/01/04 totaling \$99,666.
11. The department has a total of 10 employees. According to the department no positions would be lost as a direct result of the annexation.

12. The areas to be annexed will continue to be served by contract with the Alamance Fire District for first responder fire protection, and by the City of Greensboro Fire Station Number 11 as outlined in Part Three of this Services Report.
13. The part of the areas to be annexed nearest to the existing municipal boundaries is within 1.82 road miles of an existing municipal fire station. The furthest part of the areas to be annexed is within 2.76 road miles of an existing municipal fire station. The city cannot meet standards of cover from existing municipal fire stations for approximately 80% of the area. A new station for the affected service area is in the City Capital Improvement Fund (CIP) that would meet response objectives.
14. The part of the areas to be annexed nearest to the existing municipal boundaries is within 4.05 road miles of an existing rural fire station. The furthest part of the areas to be annexed is within 2.68 road miles of an existing rural fire station. The Fire District cannot cover any of the area to be annexed within City standards of cover from existing rural fire stations.
15. 100% of the population of the area to be annexed are within 2.76 road miles of a municipal fire station.
16. 100% of the population of the area to be annexed are within 4.05 road miles of the rural fire station.
17. The average time delay in minutes between dispatch and “turnout” (apparatus departing the station) for the municipal fire department is 60 seconds.
18. The average time delay in minutes between dispatch and “turnout” for the Alamance Fire Department is 60 seconds.
19. Water supply in the areas to be annexed will be provided by municipal fire department pumper(s), municipal fire hydrants, and/or rural fire department pumper(s) and/or tanker(s) if a contract is secured.
20. The average number of Alamance Fire District personnel responding during the day (8:00 a.m. until 6:00 p.m.) is 10 and during the night (6:01 p.m. until 7:59 a.m.) is 20. In addition, the department has a mutual aid agreement.
21. The average available municipal fire department personnel for initial response day and night are 16. There are 89 additional personnel on duty that may respond to the scene of an emergency upon request.
22. Alamance Fire District apparatus available for response in the areas to be annexed is: one 2002 1,250 GPM pumper with a 750 gallon capacity tank; one 1992 1,250 GPM pumper with a 750 gallon capacity tank; one 1980 1,000 GPM tanker with a 750 gallon capacity tank; one 1994 1,250 GPM tanker with a 1,250 gallon capacity tank; one 1997 1,250 GPM tanker with a 1,250 gallon capacity tank; one 1987 Squad Brush/EMS unit; one 1993 Squad Brush/EMS unit; one 1999 Pick Up utility vehicle; and, one 2002 Tahoe Command vehicle.

23. Greensboro municipal fire department apparatus available for response in the area to be annexed is: one 1996 Sutphen 1,000 GPM pumper with a 300 gallon capacity tank, one 1995 Sutphen 1,250 GPM quint with a 75 foot mini tower and a 300 gallon capacity tank; one 1990 Pierce Lance heavy rescue unit; and one 1998 Ford Crown Victoria Command vehicle. In addition, the City has available 16 additional pumpers, two additional pumper/tankers, six additional aerial trucks, two air units, two Hazmat teams, one power unit (lights/generator), and four additional command vehicles.

**STATEMENT OF THE IMPACT ON FIRE INSURANCE RATES
IN THE AREAS TO BE ANNEXED**

The table which follows shows the relationship which insurance premiums bear to the insurance classification for two types of properties, i.e., homeowners coverage and the basis rate for non-sprinklered masonry mercantile properties.

INSURANCE RATES*
HOMEOWNERS (HO3) COVERAGE
\$100,000 Coverage
\$250 Deductible

The following table shows annual premiums and fire insurance classifications as currently filed by the Insurance Services Office of North Carolina with the Insurance Commissioner of North Carolina.

[Rating Territory 36]

Alamance Fire District
Class 6

City of Greensboro
Class 1

		Annual Premium	
Masonry	Frame	Masonry	Frame
\$ 373	\$ 393	\$ 373	\$ 393

NON-SPRINKLERED MASONRY MERCANTILE
BASIS RATE
Per \$100 Coverage

Alamance Fire District
Class 6
\$10.38 per \$100

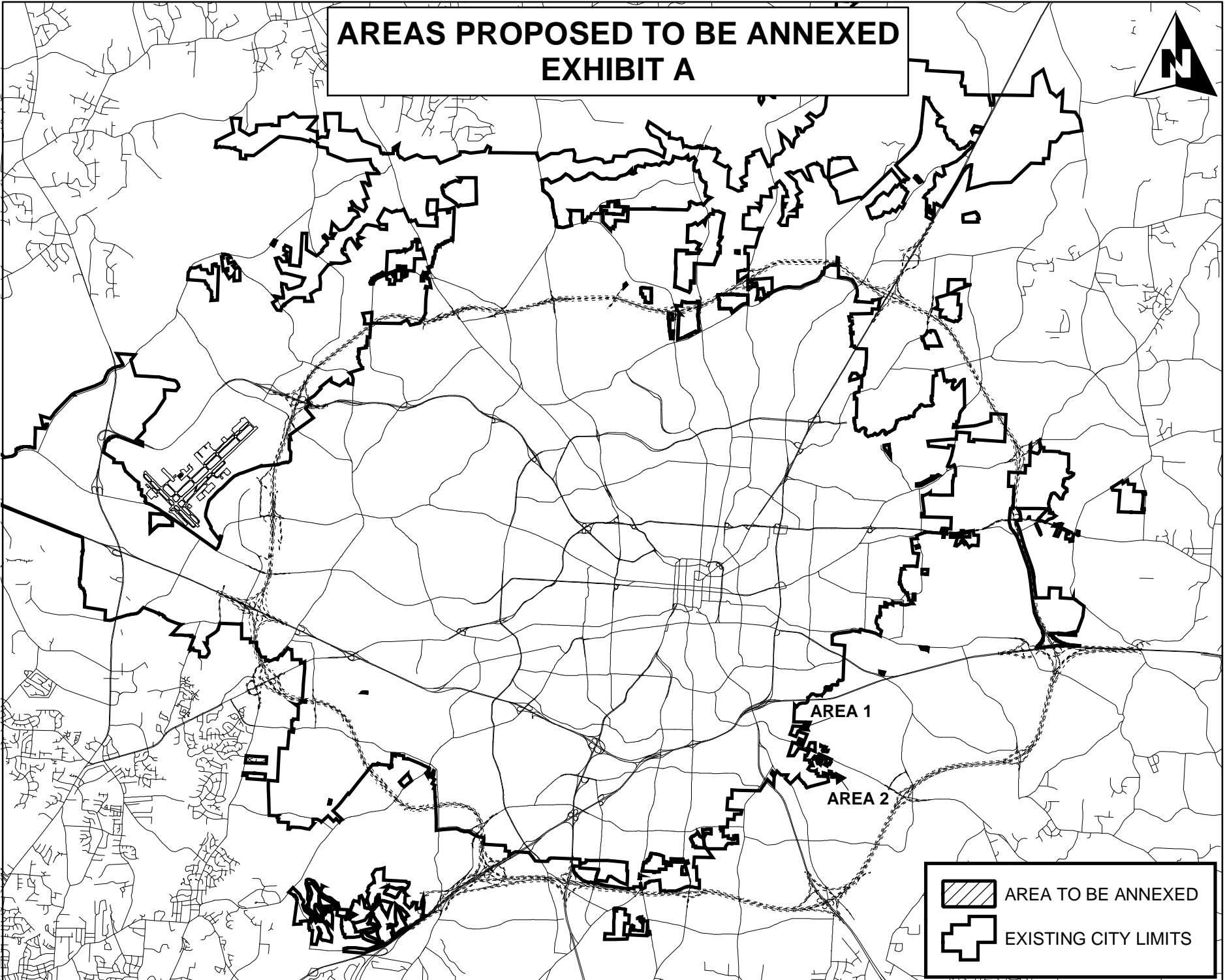
City of Greensboro
Class 1
\$10.38 per \$100

* Information for this table on insurance rating classification and premium information was obtained from the North Carolina Rating Bureau, and Moore, Brooks, and Donnell Insurance Agency.

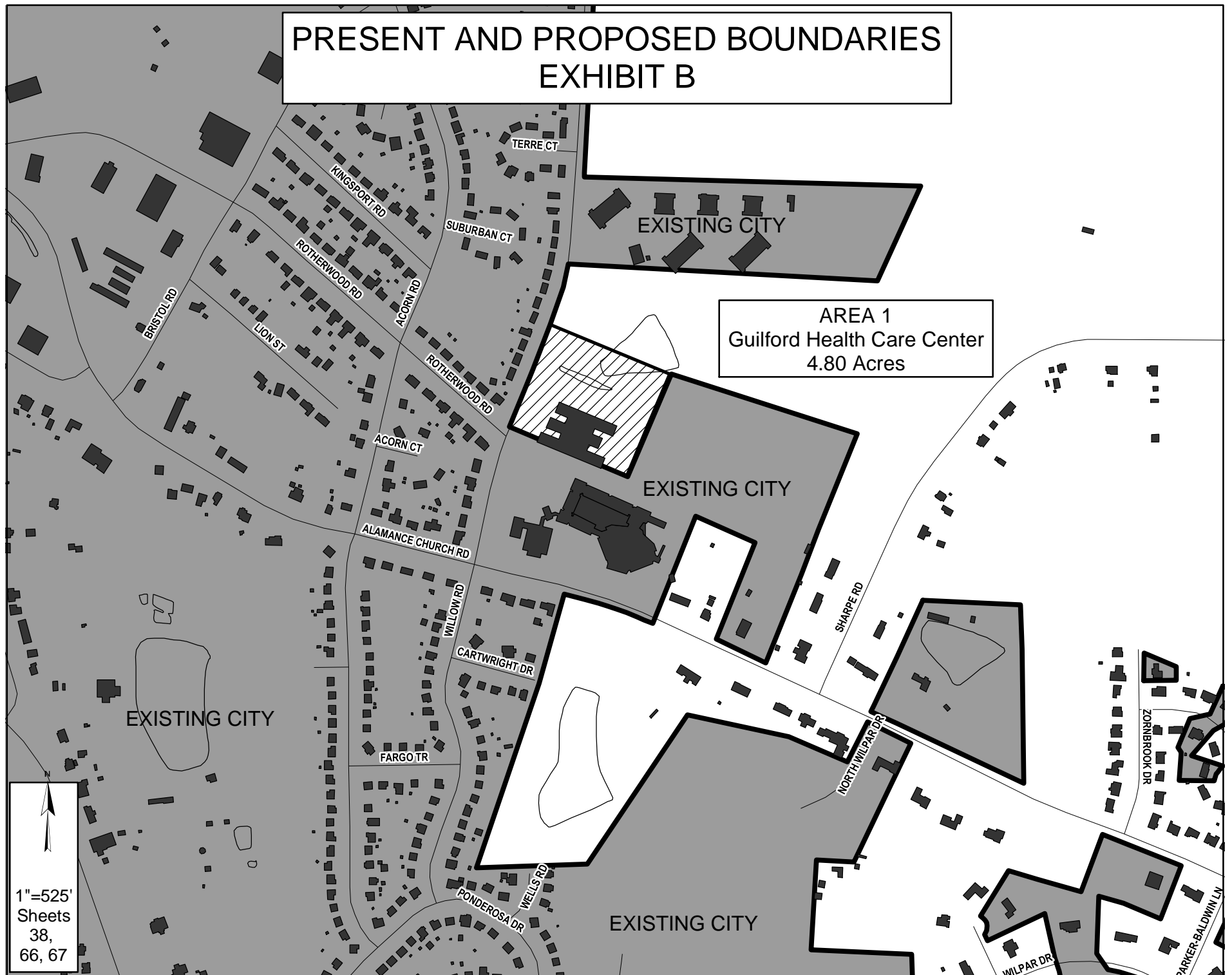
PART FIVE

APPENDIX

AREAS PROPOSED TO BE ANNEXED EXHIBIT A



PRESENT AND PROPOSED BOUNDARIES EXHIBIT B



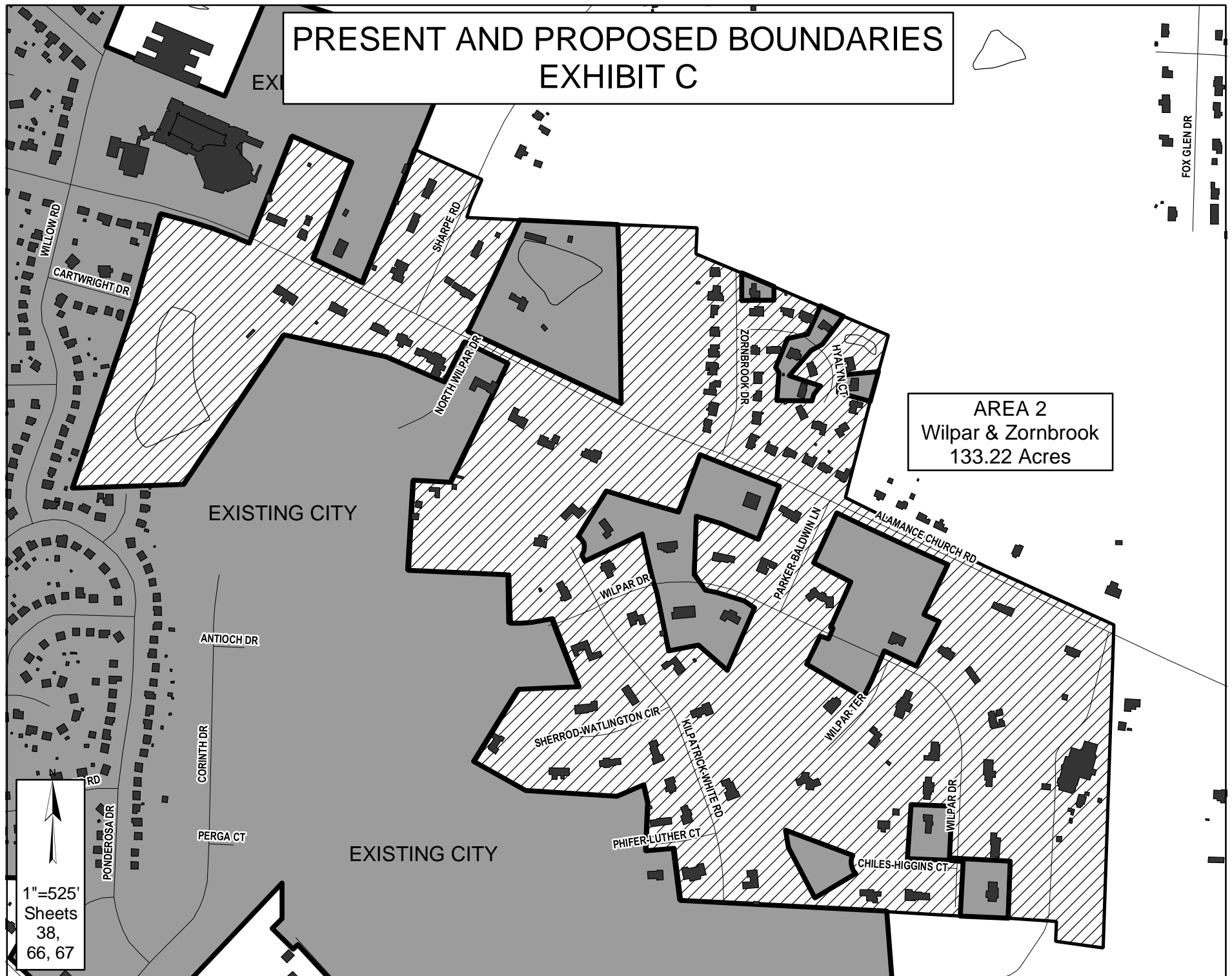
PRESENT AND PROPOSED BOUNDARIES EXHIBIT C

AREA 2
Wilpar & Zornbrook
133.22 Acres

EXISTING CITY

EXISTING CITY

1"=525'
Sheets
38,
66, 67



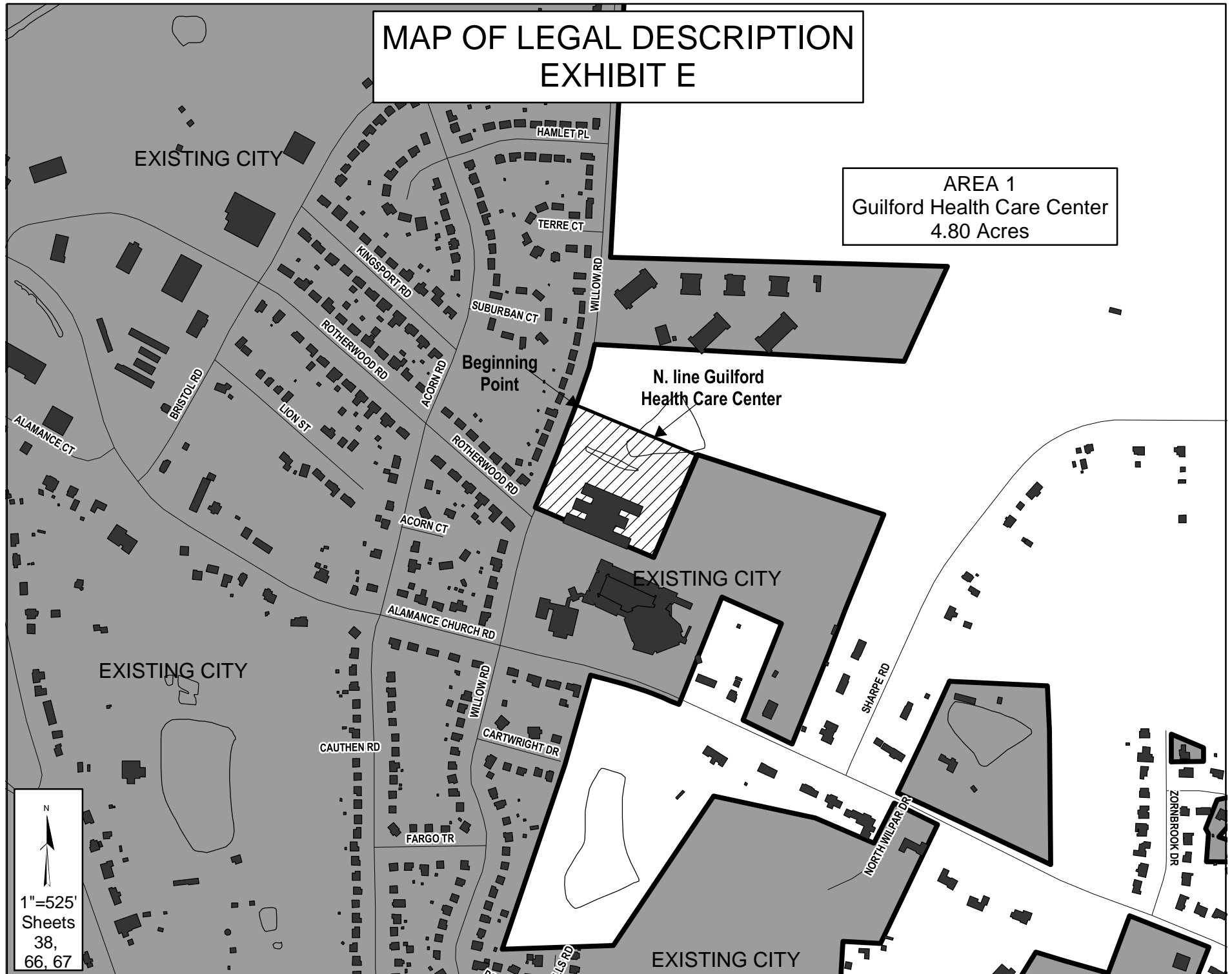
ANNEXATION AREA 2004-1 LEGAL DESCRIPTION

EXHIBIT D

BEGINNING at a point in the existing Greensboro city limit line (as of December 31, 2003), said point being the intersection of the centerline of Willow Road and the westward projection of the north line of Lot 1 of Property of C. W. Pemberton, as recorded at Plat Book 105, Page 144 in the Office of the Register of Deeds of Guilford County; THENCE DEPARTING FROM THE EXISTING CITY LIMITS S 64° 59' 50" E approximately 521.4 feet along said projection and said north line to the northeast corner of said Lot 1, a point in the existing city limits shown on City of Greensboro Annexation Drawing D-2312; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 26° 36' 30" W 413.61 feet along the east line of said Lot 1 to its southeast corner; thence N 63° 23' 38" W 510.06 feet along the south line of said Lot 1 and the westward projection thereof to a point in the centerline of Willow Road; thence in a northerly direction along said centerline approximately 400 feet to the point and place of BEGINNING, containing approximately 4.80 acres.

MAP OF LEGAL DESCRIPTION EXHIBIT E

AREA 1
Guilford Health Care Center
4.80 Acres



ANNEXATION AREA 2004-2 LEGAL DESCRIPTION

EXHIBIT F

BEGINNING at a point in the existing Greensboro city limit line (as of December 31, 2003), said point being in the southeast line of Property of Mount Zion Baptist Church, as shown on City of Greensboro Annexation Drawing D-2312 and being the northernmost corner of James F. and Peggy J. Woods, as recorded at Deed Book 1944, Page 88 in the Office of the Register of Deeds of Guilford County; THENCE DEPARTING FROM THE EXISTING CITY LIMITS S 63° 44' 30" E approximately 339 feet along Woods' northeast line and the projection of that line across Sharpe Road to a point in the southeast right-of-way line of Sharpe Road; thence in a southwesterly direction with said right-of-way line approximately 135 feet to the northwest corner of Lot 2 of Property of S. Grady Putnam, as recorded at Plat Book 40, Page 46 in the Office of the Register of Deeds; thence S 86° 28' E 213.52 feet along the north line of said Lot 2 to the northeast corner of said Lot 2, a point in the existing satellite city limits shown on City of Greensboro Annexation Drawing D-2685; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS S 24° 03' W approximately 484 feet along the east lines of Lots 2 and 1 of said subdivision to an iron pipe in the north right-of-way line of Alamance Church Road, said point lying S 65° 03' E 200 feet from the point where the north right-of-way line of Alamance Church Road intersects with the east right-of-way line of Sharpe Road; thence S 65° 03' E 123.35 feet along the north right-of-way line of Alamance Church Road to an iron; thence along said right-of-way line S 63° 15' E approximately 600 feet to an iron; thence N 04° 20' W 774.20 feet to the northeast corner of property of Project Homestead, Inc.; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS in an easterly direction with the north line of Holmes Grove United Methodist Church, as recorded at Deed Book 77, Page 666 in the Office of the Register of Deeds, 15 poles to a stone at the Church's northeast corner; thence S 85° 48' E 136 feet along the north line of Mary P. and Hansard S. Lewis, as recorded at Deed Book 2751, Page 370 in the Office of the Register of Deeds, to Lewis' northeast corner; thence S 4° 12' W approximately 92 feet along Lewis' east line to the northwest corner of Lot 26 of Phase II of Zornbrook Valley, as recorded at Plat Book 115, Page 16 in the Office of the Register of Deeds; thence S 64° 25' 50" E 214.15 feet along the northeast line of said Lot 26 and across Zornbrook Drive to the northwest corner of Lot 25 of said Phase II, a point in the existing satellite city limits shown on City of Greensboro Annexation Drawing D-2589; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS S 3° 00' 13" W 117.00 feet along the east right-of-way line of Zornbrook Drive to the southwest corner of said Lot 25; thence S 86° 59' 47" E 141.29 feet along the south line of Lot 25 to the southeast corner of Lot 25; thence N 3° 00' 13" E 58.28 feet along the east line of Lot 25 to the northeast corner of Lot 25; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS S 64° 25' 50" E 220.00 feet along the northeast lines of Lots 23 and 22 of said Phase II to the easternmost corner of said Lot 22, a point in the existing satellite city limits shown on City of Greensboro Annexation Drawing D-2581; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS S 30° 52' 17" W 130.96 feet along the northwest line of Lot 21 of said Phase II to a point in the north right-of-way line of Hyalyn Court; thence in a southwesterly direction, crossing Hyalyn Court, approximately 80 feet to the northernmost corner of Lot 12 of said Phase II; thence S 27° 02' 37" W 137.54 feet along the northwest line of said Lot 12 to the westernmost corner of Lot 12; thence S 48° 31' 46" E 24.78 feet along the southwest line of Lot 12 to the northwest corner of Lot 14 of said Phase II; thence S 9° 28' 02" W 123.65 feet along the west line of Lot 14 to the southwest corner of Lot 14; thence S 85° 58' 46" E 142.79 feet along the south line of Lot 14 to the southeast corner of Lot 14; thence in a northerly direction with the west right-of-way line of Hyalyn Court approximately 73 feet to the northeast corner of Lot 14; thence N 66° 08' 14" W 133.69 feet along the north line of Lot 14 to the

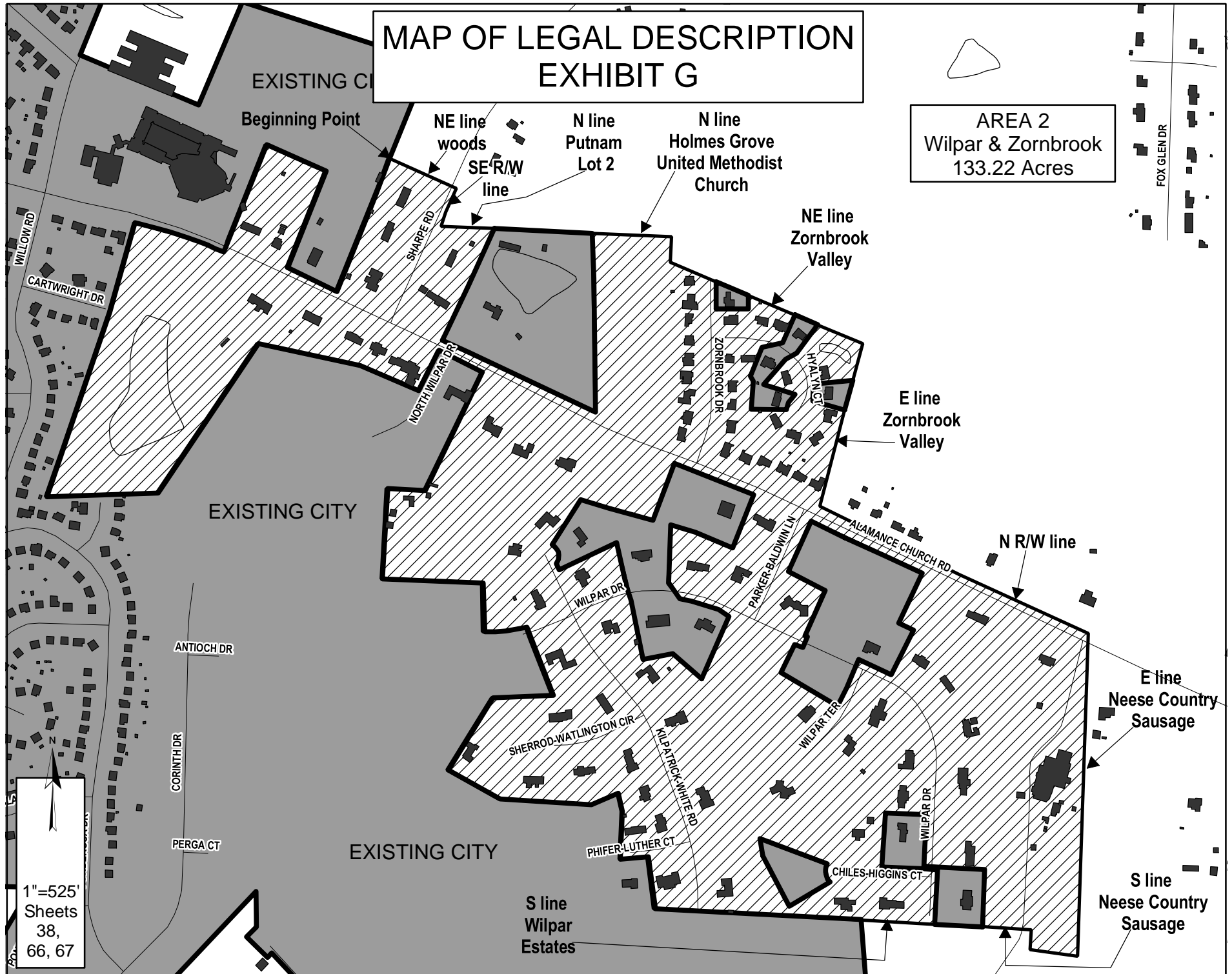
southernmost corner of Lot 12; thence N 41° 58' 42" E 136.27 feet along the southeast line of Lot 12 to a point in the south right-of-way line of Hyalyn Court; thence in a northeasterly direction, crossing Hyalyn Court, approximately 53 feet to the southernmost corner of Lot 21 of Phase II; thence N 43° 54' 27" E 157.84 feet along the southeast line of Lot 21 to its easternmost corner; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS S 64° 25' 50" E 189.53 feet along the northeast line of Common Area of Phase II to the northeast corner of Phase II; thence S 17° 34' 58" W 172.70 feet along the east lines of said Common Area and of Lot 20 of Phase II to the northeast corner of Lot 19 of Phase II, a point in the existing satellite city limits shown on City of Greensboro Annexation Drawing D-2590; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS S 89° 31' 09" W 167.31 feet along the north line of Lot 19 to its northwest corner; thence in a southerly direction with the east right-of-way line of Hyalyn Court approximately 71.11 feet to the southwest corner of Lot 19; thence S 72° 21' 39" E 143.04 feet along the south line of Lot 19 to its southeast corner; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS S 17° 34' 58" W 266.10 feet along the east lines of Lots 18 and 17 of Phase II to the southeast corner of said Lot 17; thence S 17° 35' W 172.63 feet along the east line of Lot 1, and the projection thereof, of Phase I of Zornbrook Valley, as recorded at Plat Book 96, Page 120 in the Office of the Register of Deeds, to a point in the north right-of-way line of Alamance Church Road; thence in an easterly direction with said right-of-way line approximately 1,300 feet to its intersection with the northward projection of the east line of Lot 1 on Pond Plat for Neese Country Sausage Co., Inc., as recorded at Plat Book 143, Page 42 in the Office of the Register of Deeds; thence S 6° 33' 00" W approximately 60 feet, crossing Alamance Church Road, to the northeast corner of said Lot 1; thence S 6° 33' 00" W 367.03 feet along the east line of said Lot 1 to a point; thence S 6° 39' 00" W 187.29 feet along the east line of said Lot 1 to a point; thence S 6° 26' 20" W 729.82 feet along the east line of said Lot 1 to the southeast corner of Lot 1; thence N 83° 06' 33" W 215.36 feet along the south line of Lot 1 to a point; thence N 6° 06' 06" E 85.04 feet along the south line of Lot 1 to a point; thence N 83° 16' 03" W 162.52 feet along the south line of Lot 1 to the southwest corner of Lot 1, a point in the existing satellite city limits shown on City of Greensboro Annexation Drawing D-2585; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS N 6° 26' 10" E 240.0 feet along the east line of Lot 168 of Wilpar Estates, Section 1, as recorded at Plat Book 65, Page 3 in the Office of the Register of Deeds, to the northeast corner of said Lot 168; thence N 83° 33' 50" W 260 feet along the north line of Lot 168 and the projection thereof to a point in the west right-of-way line of Wilpar Drive; thence N 6° 26' 10" E 220.14 feet along said right-of-way line to the northeast corner of Lot 162 of said Section 1; thence N 83° 34' 00" W 175.0 feet along the north line of said Lot 162 to its northwest corner; thence S 6° 26' 10" W 228.19 feet along the west side of said Lot 162 to its southwest corner; thence S 83° 16' E 175.0 feet along the north right-of-way line of Chiles-Higgins Court to a point on the west right-of-way line of Wilpar Drive; thence S 83° 33' 50" E 60.0 feet to a point in the east right-of-way line of Wilpar Drive; thence S 6° 26' 10" W 230.0 feet along the east right-of-way line of Wilpar Drive to the southwest corner of said Lot 168; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS N 83° 16' 00" W 340.19 feet along the south line of said Section 1 to the northeast corner of Nancy S. Neese Heirs, a point in the existing city limits shown on City of Greensboro Annexation Drawing D-2523; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 83° 15' 52" W 889.82 feet along the north line of Neese to the southeast corner of Lot 191 on Map 1 of Phase I of Section 4 of Wilpar Estates, as recorded at Plat Book 96, Page 141 in the Office of the Register of Deeds, and shown on City of Greensboro Annexation Drawing D-2584; thence N 1° 18' 25" W 216.29 feet along the east line of said Lot 191 to its northeast corner; thence N 89° 26' 35" W approximately 95 feet with the south right-of-way line of Phifer-Luther Court to the northwest corner of Lot 191, a point in the east line of Sandra Anderson Builders, Inc. property as shown on City of Greensboro Annexation Drawing D-2501 (although the street name is mislabeled there); thence with the east lines of the Anderson property the following courses and distances: N 12° 37' 30" E 50.68 feet to a point on the north right-of-way line of Phifer-Luther Court, N 5° 01' 45" E 150.65 feet to a point, N 9° 31' 55" W 88.20 feet to a point, S 70° 53' 26" W 131.67 feet to a point, N 82° 41' 39" W 393.19 feet to a point, N 56° 18' 36" W 252.39 feet to a point, N 35° 54' 35" E 358.05 feet to a point, S 87° 47' 51" E 260.19 feet to a point, thence N 17° 42' 02" W 307.00 feet to a point on the north right-of-way

line of Wilpar Drive, with a curve to the right having a radius of 609.01 feet and a chord bearing and distance of S 87° 39' 07" W 171.26 feet to a point, N 84° 15' 55" W 11.34 feet to a point, N 3° 19' 02" E 211.09 feet to a point, N 83° 55' 00" W 424.00 feet to a point, and N 5° 46' 10" E 349.53 feet to a point on the south line of Anointed Acres Housing, Inc. as shown on City of Greensboro Annexation Drawing D-2548; thence N 4° 07' 16" E 42.88 feet along said south line to a point; thence S 83° 39' 58" E 259.67 feet along said south line to the southeast corner of Anointed Acres; thence N 26° 14' 10" E 304.53 feet along the east line of Anointed Acres to its northeast corner, also being the southernmost corner of Lot 8 in Section One of Property of Roy M. Booth, as recorded at Plat Book 50, Page 73 in the Office of the Register of Deeds, and shown on City of Greensboro Annexation Drawing D-2549; thence N 26° 14' E 200 feet along the southeast line of said Lot 8 to a point in the south right-of-way line of Alamance Church Road; thence N 61° 36' W 200 feet along said right-of-way line to its intersection with the east right-of-way line of North Wilpar Drive (formerly Hase Place); thence S 27° 03' 21" W 200 feet along said east right-of-way line to a point in the north line of Anointed Acres; thence N 62° 57' 26" W 260.00 feet along the north line of Anointed Acres to a point; thence N 75° 11' 51" W 457.98 feet along said north line to the northernmost corner of Anointed Acres; thence S 35° 08' 34" W 718.94 feet along the northwest line of Anointed Acres to its westernmost corner; thence N 87° 04' 20" W approximately 105 feet along Anderson's north line to the northeast corner of Lot 1 on Map No. 3 of Greenfield, as recorded at Plat Book 42, Page 29 in the Office of the Register of Deeds; thence N 87° 25' 40" W 468.04 feet along the north line of said Map No. 3 to the northwest corner of Lot 19 on said map; thence N 22° 18' 30" E 662.88 feet along the east line of Map No. 4 of Greenfield, as recorded at Plat Book 42, Page 30 in the Office of the Register of Deeds, to a point in the south right-of-way line of Cartwright Drive, shown on Map No. 3 of The Ponderosa, as recorded at Plat Book 40, Page 17 in the Office of the Register of Deeds; thence N 17° 49' E 225.20 feet along the east line of said Map No. 3 to the northeast corner of Lot 7 on said map; thence continuing N 17° 49' E 130.01 feet along the east line of Lot 1 on Map No. 1 of The Ponderosa, as recorded at Plat Book 33, Page 70 in the Office of the Register of Deeds, to a point in the south right-of-way line of Alamance Church Road, as shown on City of Greensboro Annexation Drawing D-2312; thence with said south right-of-way line the following three courses and distances: S 72° 31' 06" E 184.98 feet to a point, S 69° 53' 06" E 72.54 feet to a point, and S 64° 16' 06" E 188.17 feet to a point; thence N 24° 38' 23" E 476.93 feet, crossing Alamance Church Road and running with the southeast line of Mount Zion Baptist Church, to a point; thence S 62° 23' 37" E 255 feet to a point on the northward projection of the west line of Lot 1 of Property of Hase H. Smith, as recorded at Plat Book 26, Page 85 in the Office of the Register of Deeds, said point being shown on City of Greensboro Annexation Drawing D-2550; thence S 23° 37' 20" W approximately 404 feet to a point on the north right-of-way line of Alamance Church Road; thence S 63° 02' 50" E 250.00 feet along said right-of-way line to a point in the east line of said Lot 1; thence N 23° 38' E approximately 407 feet along the east line of Lot 1 and its northward projection to a point on the south line of James F. and Peggy J. Woods; thence N 63° 42' W approximately 17 feet to Woods' southwest corner; thence N 27° 18' 00" E 124.80 feet to the point and place of BEGINNING, containing approximately 133.22 acres.

SAVE AND EXCEPT those properties lying within previous satellite annexations, described on City of Greensboro Annexation Drawings D-2583, D-2586, D-2587, D-2646, D-2660, D-2670, and D-2678.

MAP OF LEGAL DESCRIPTION EXHIBIT G

AREA 2
Wilpar & Zornbrook
133.22 Acres



MAP OF SUBAREAS EXHIBIT H

FOX GLEN DR

Subarea 2A
16.80 Acres

WILLOW RD
CARTWRIGHT DR

SHARPE RD
NORTH WILPAR DR

ZORN BROOK DR
HYALINE CT

EXISTING CITY

Subarea 2B
12.12 Acres

ALAMANCE CHURCH RD

Subarea 2C
104.30 Acres

ANTIOCH DR

WILPAR DR

PARKER BALDWIN LN

SHERROD-WATLINGTON CIR

MILPATRICK WHITE RD

WILPAR TER

CORINTH DR

PERGA CT

PHIFER LUTHER CT

CHILES-HIGGINS CT

WILPAR DR

EXISTING CITY

1"=525'
Sheets
38,
66, 67

DESCRIPTION OF SUBAREAS

EXHIBIT I

DEVELOPED FOR URBAN PURPOSES SUBAREA 2A

Consists of one tax parcel: on Map ACL 3-150, in Block 536S, Parcel 23.

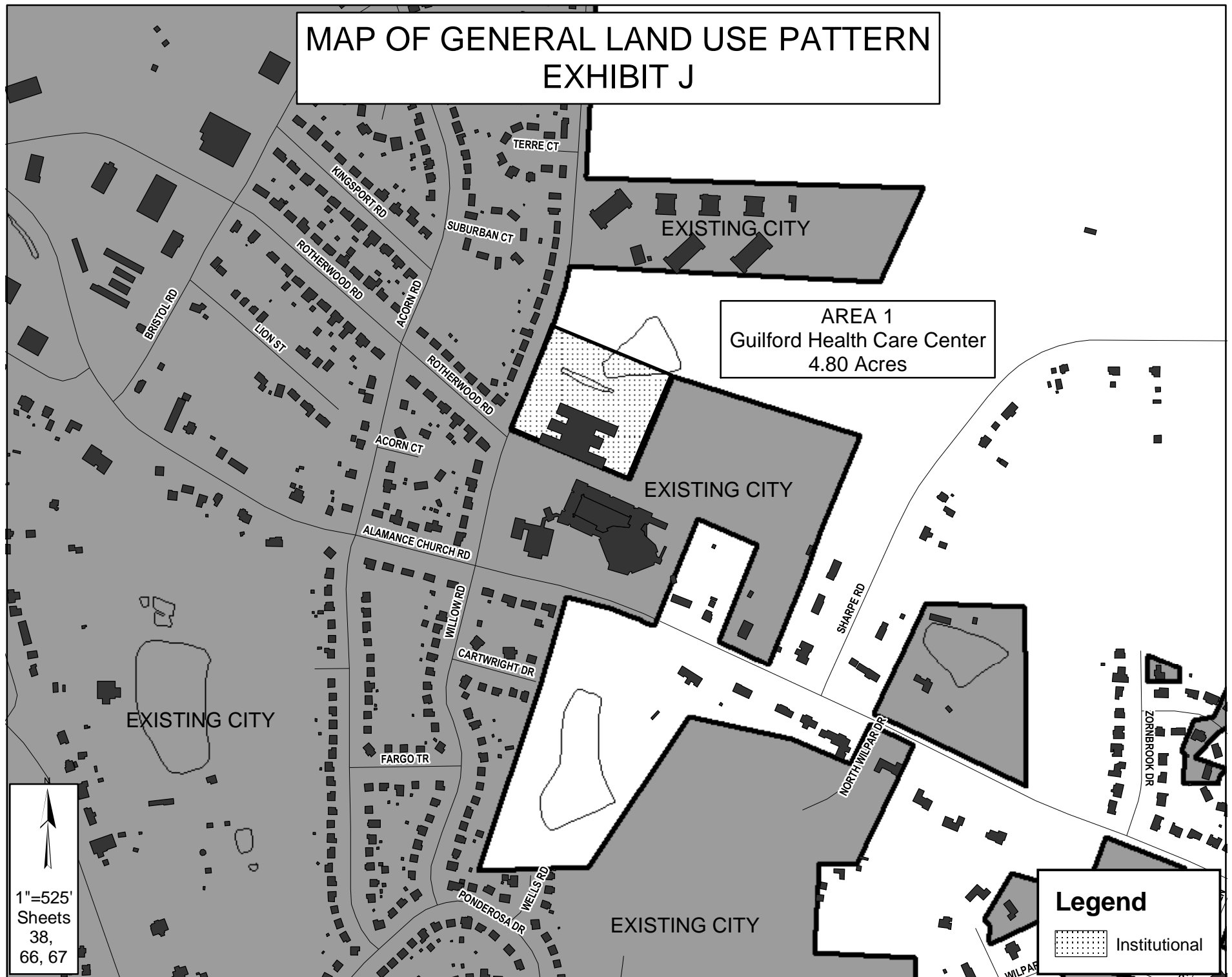
DEVELOPED FOR URBAN PURPOSES SUBAREA 2B

Consists of one tax parcel: on Map ACL 3-150, in Block 494, Parcel 8, together with the Alamance Church Road right-of-way abutting that parcel.

DEVELOPED FOR URBAN PURPOSES SUBAREA 2C

Consists of all tax parcels, portions of tax parcels, and street rights-of-way lying within Area 2 but not within Subarea 2A or Subarea 2B.

MAP OF GENERAL LAND USE PATTERN EXHIBIT J



FOX GLEN DR

EXISTING CITY

Industrial

Institutional

Residential

N

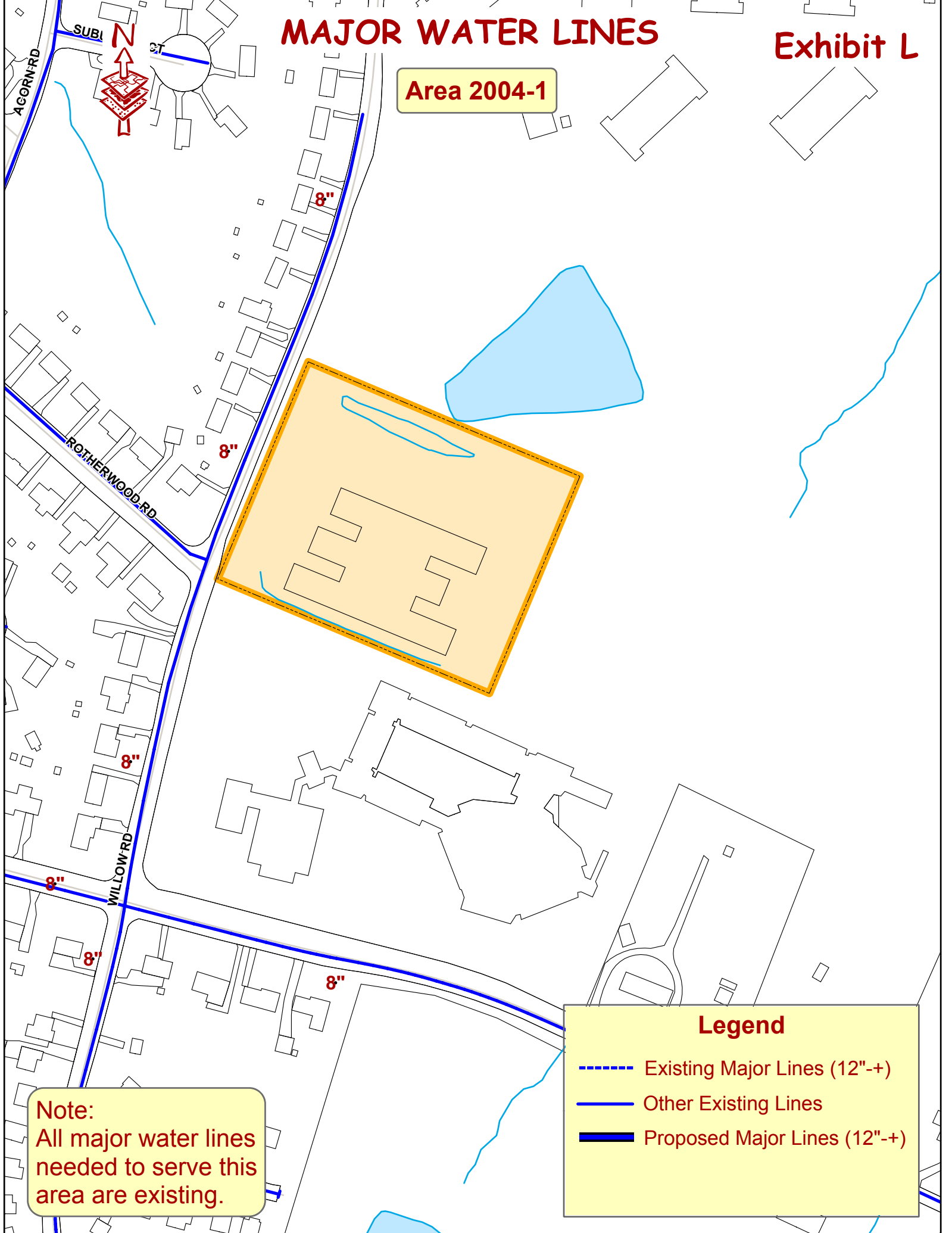


1"=525'
Sheets
38,
66, 67

MAJOR WATER LINES

Exhibit L

Area 2004-1



Note:
All major water lines
needed to serve this
area are existing.

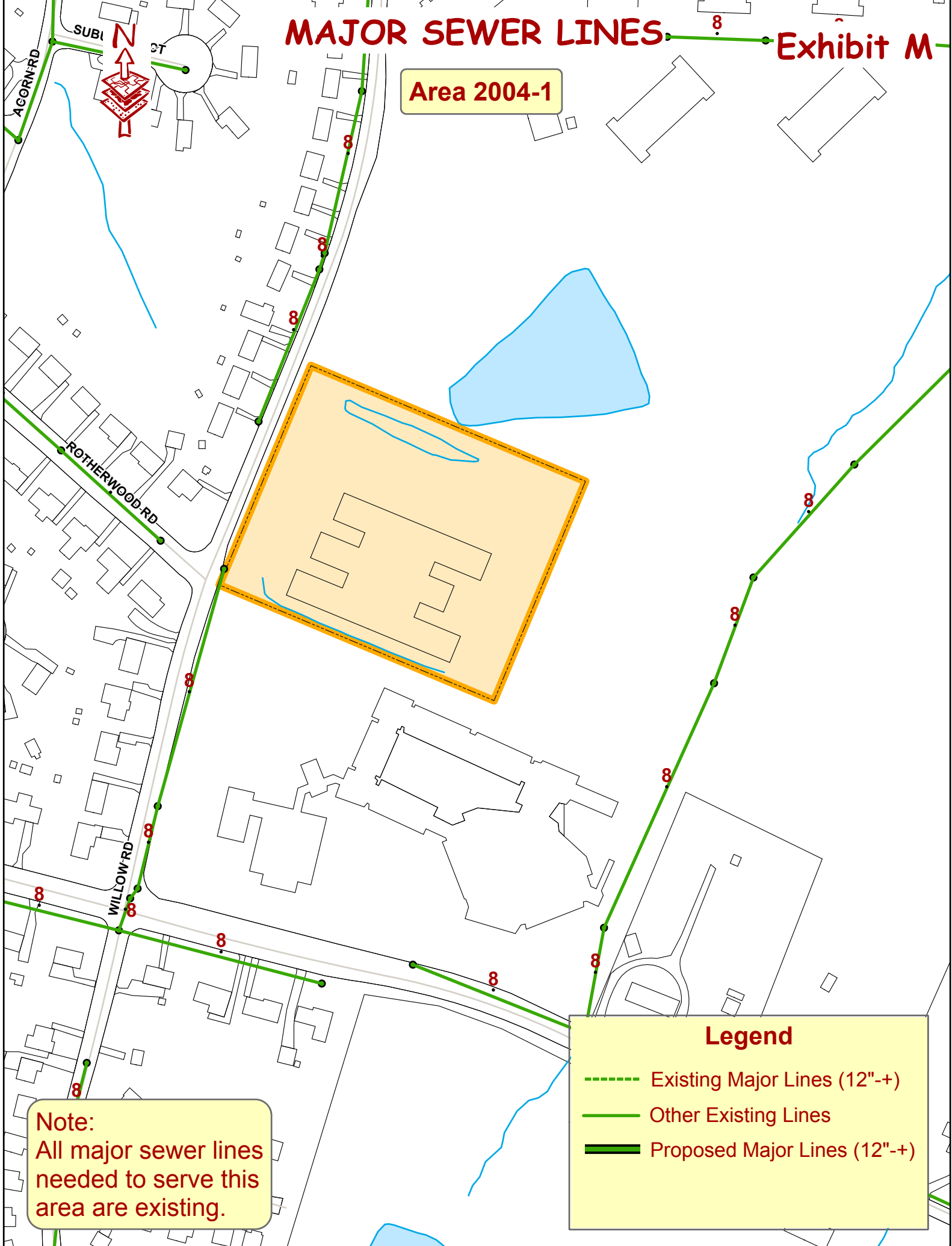
Legend

- Existing Major Lines (12"-+)
- Other Existing Lines
- Proposed Major Lines (12"-+)

MAJOR SEWER LINES

Exhibit M

Area 2004-1



Note:
All major sewer lines
needed to serve this
area are existing.

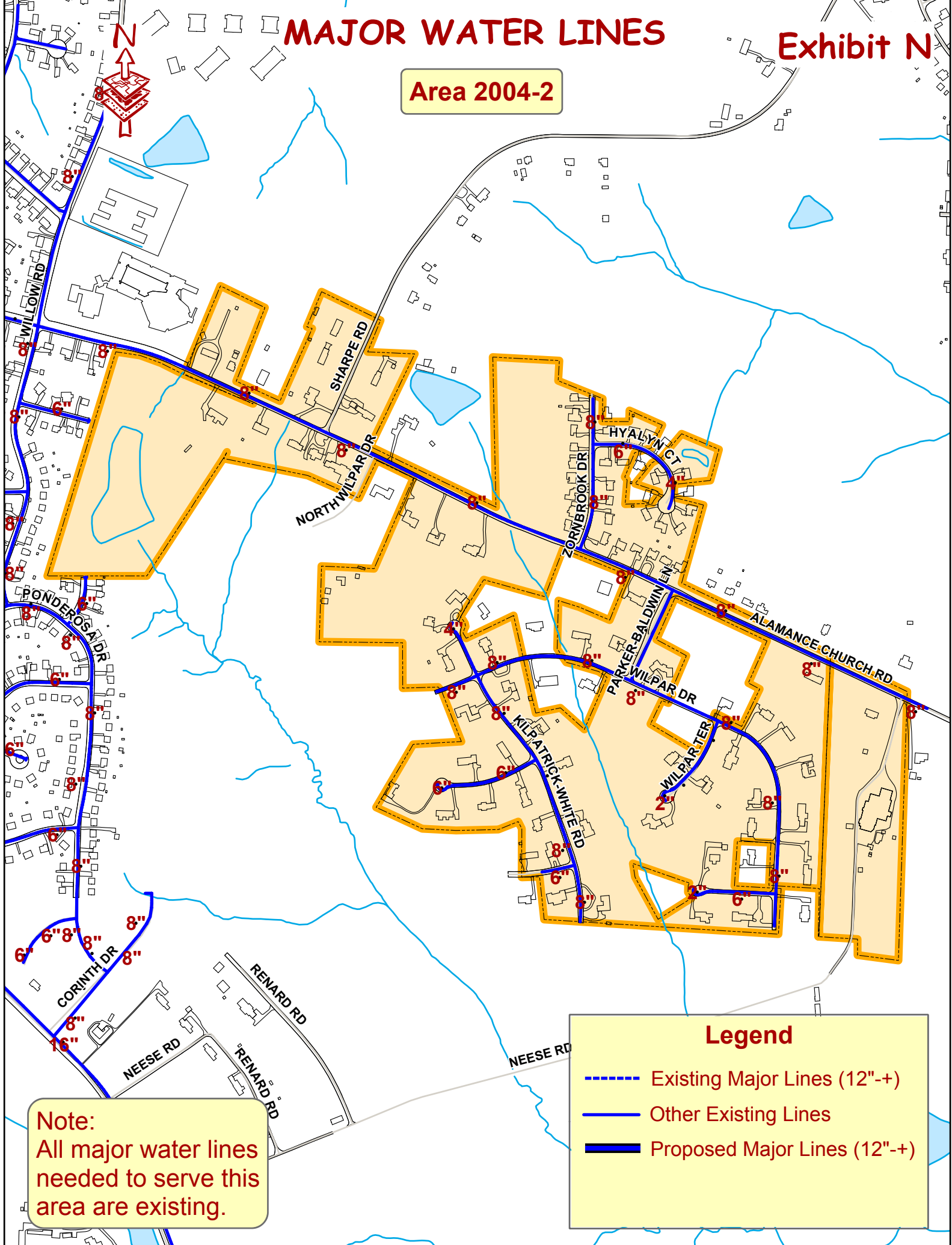
Legend

- Existing Major Lines (12"-+)
- Other Existing Lines
- Proposed Major Lines (12"-+)

MAJOR WATER LINES

Exhibit N

Area 2004-2



Note:
All major water lines
needed to serve this
area are existing.

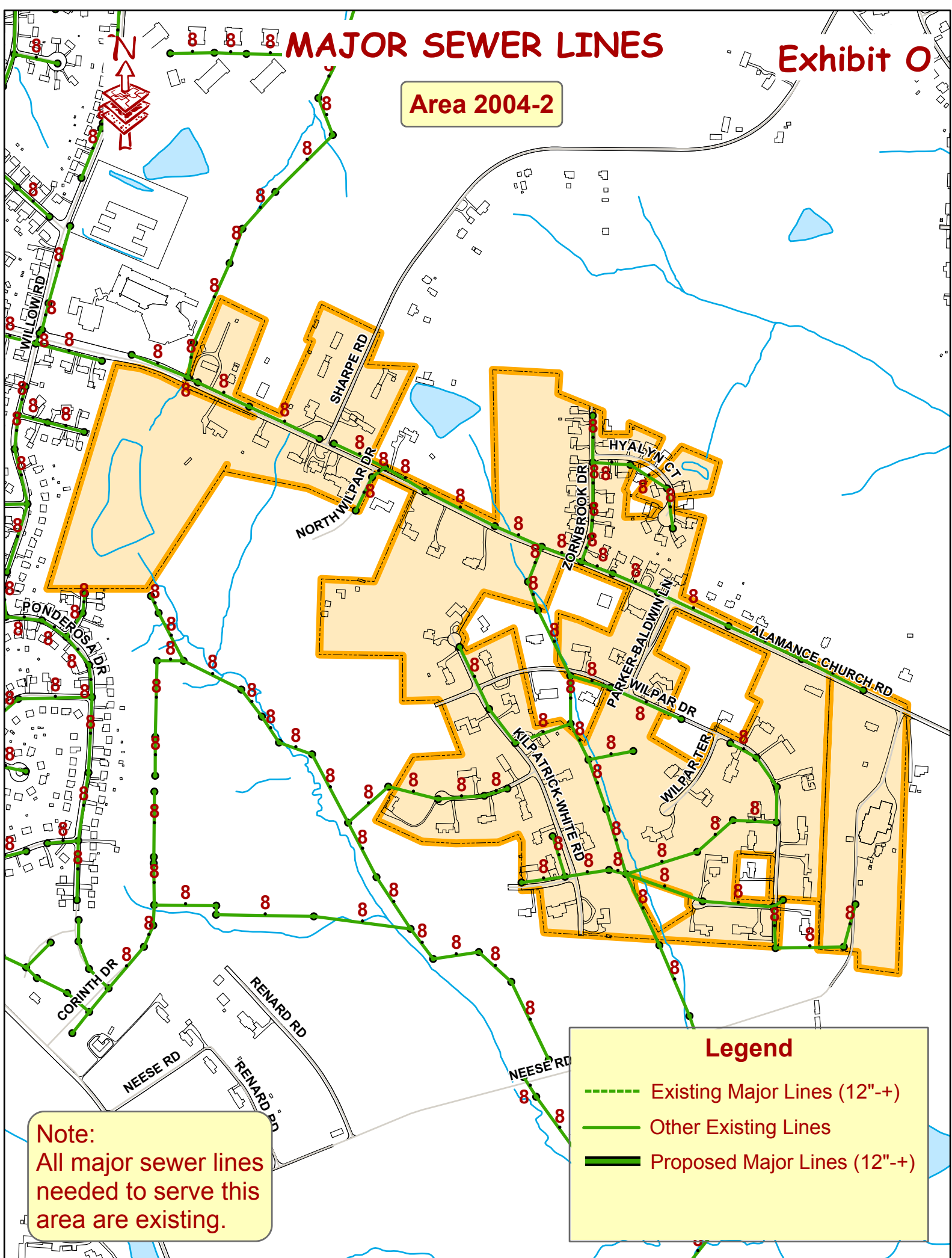
Legend

- Existing Major Lines (12"-+)
- Other Existing Lines
- Proposed Major Lines (12"-+)

MAJOR SEWER LINES

Exhibit O

Area 2004-2



Note:
All major sewer lines
needed to serve this
area are existing.

Legend

- Existing Major Lines (12"-+)
- Other Existing Lines
- Proposed Major Lines (12"-+)

WATER AND SEWER TIMETABLE

EXHIBIT P

No additional water or sewer lines are required.